

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	February 3, 2016
PROJECT:	Lot 3A, 5747 Guilford Place – New Construction: Single-Family Residential
APPLICANT:	Pearce Scott Architects
PROJECT MANAGER:	Katie Peterson, Planning Assistant

APPLICATION REQUEST: The Applicant, Pearce Scott Architects on behalf of Eugene Marks, requests that the Historic Preservation Commission approve the following application:

1. **COFA-10-15-9384.** A Certificate of Appropriateness to allow the construction of a new single family residential structure of approximately 1,662 SF with a 120 SF garden structure, located on the property identified as 5747 Guilford Place (Lot 3A), in the Stock Farm Development and zoned as Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing the construction of a detached single-family residence in the Old Town Bluffton Historic District. The property is currently undeveloped. The proposed primary structure, of approximately 1,662 SF, falls within the Additional Building classification and the outdoor pavilion of 120 SF is classified as a Garden Structure in accordance with the allowable building types for the Neighborhood General-HD zoning district. A garden structure is defined as a small accessory building which may contain storage space, trash receptacles, or other garden uses and shall not be greater than 120 square feet in footprint, exceed 1 story in height, and must comply with the architectural standards. The structure meets all of the requirements of a garden structure.

In June 2015, the Applicant brought forth an application to the Board of Zoning Appeals (ZONE-6-15-9269). The Board of Zoning Appeals heard the application at the July 21, 2015 meeting and granted the following variances from the Town of Bluffton Unified Development Ordinance:

1. Side yard setback at 5 feet are granted for Lots 1A-5A;
2. Rear yard setbacks at 20 feet are granted for Lots 1A-5A;
3. A buffer in accordance with UDO Section 5.3.7.B.2&3 be implemented within the full width of the rear yard setback for Lots 1A-5A.

The Applicant currently has an active application for a Development Plan Amendment (DPA-08-15-9303) to change the use from commercial use to single-family residential development and create additional curb cuts as necessary. The

application was heard at the August 25, 2015 Development Review Committee (DRC) meeting. Staff is awaiting resubmission of plans in response to comments. Once comments are addressed a Development Permit will be issued.

The house is designed similarly to the Cottage building type, and takes on many of the characteristics. The building features a two-story forward facing gabled structure with an elongated two-story side gabled ell to the east. A porch runs along the front of the building with the main entry at the center of the house.

The Applicant proposes buildings that reflect the vernacular characteristics of Bluffton by using a variety of architectural features and materials common to Bluffton. Architectural features that are similar to others found in the Historic District include a front porch, the use of tabby stucco piers at the foundation, and simple rooflines.

This project was presented to the Historic Preservation Review Committee for conceptual review at the October 26, 2015 meeting where comments were provided to the Applicant (See Attachment 5).

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the applicant.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the Unified Development Ordinance (UDO), is that the Section be user friendly and informative to the residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather, it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to that used on structures within the Old Town, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the UDO in assessing an application for a Certificate of Appropriateness – Historic District (HD). The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.18.3.B.** Consistency with the principles set forth in the Old Town Bluffton Master Plan.
 - a. *Finding.* The application is consistent with the principles set forth in the Old Town Bluffton Master Plan. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered

throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete.”

The Applicant proposes to construct a new single family residence and ancillary structure within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The buildings have been designed to be sympathetic to the architectural character of the neighboring historic structures, so its addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

- b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the Unified Development Ordinance. The new construction proposed as part of this request will be in conformance with those standards if the conditions noted in item 2 of this Section are met.
 - c. *Finding.* The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the proposed residential structure and accessory structures add to the district as well as help provide completeness to the neighborhood and overall district.
2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.
- a. *Finding.* Town Staff finds that the design of the primary structure falls within the category of Additional Building type as allowed in the Neighborhood General Historic District per Section 5.15.5.C. Additional Building Types are permissible. As has been past practice, the Town Staff requests the Historic Preservation Commission review and make a final recommendation regarding the appropriateness of the Additional Building Type.
- Since the project is located within the Stock Farm development, the Applicant has the choice to comply with the front, rear, and side setbacks prescribed by the Stock Farm development plan or as modified by the variance (ZONE-6-15-9269) granted on July 21, 2015. The proposed site plan meets these established criteria.
- b. *Finding.* Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:

- 1) Section 5.7.4.A.5. - Lot Layout and Design. As proposed on the site plan access to the lot is shared with Lot 2A. The UDO states that every lot shall have access to a public or private roadway and that the access may be recorded via a cross or shared access easement. Provide shared access easement.
- 2) Section 5.15.6.J – Roofs and Gutters. The UDO permits Standing Seam or 5-V Crimp as metal roof configurations. The Applicant has proposed corrugated metal as the roof material. While corrugated metal is not listed as a permitted finish material, it does have a historic precedence in Bluffton. Per Section 5.15.6., HPC may approve, or deny, the use of corrugated metal roofing as an allowable substitute material for those listed in the Architectural Standards. In this circumstance, Town Staff recommends approval.
3. Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.

Finding. Town Staff finds that nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the structure is appropriate for its location and the architectural detailing is sensitive to the neighboring properties.

4. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

Finding. The Applicant seeks approval for the construction of a new structure and garden structures in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, as proposed, will have no adverse effect on the public interest.

5. Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.

Finding. The application has been reviewed by Town Staff and has been determined to be incomplete.

- 1) Per the Applications Manual, provide a landscape plan.
- 2) Per the Applications Manual and Section 3.10 of the UDO - The applicant is proposing access to Guilford Place through existing parking spaces. The application was heard at the August 25, 2015 Development Review Committee (DRC) meeting. Revised plans are required to address the comments regarding the proposed

curb cuts through the DRC. A Development Permit approving the proposed curb cuts is required.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:


1. Per the Applications Manual, a landscape plan shall be provided to Town Staff to review for conformance with the UDO.
2. Per Section 3.10, all comments by DRC must be addressed prior to the issuance of a Certificate of Appropriateness through issuance of a Development Permit.
3. Per Section 5.7.4.A.5., access must be provided to a public or private roadway through a curb cut and recorded (if necessary) via a cross or shared access easement.
4. Per Section 5.15.6. HPC approve the use of corrugated metal roofing as an allowable substitute material for those listed in the Architectural Standards.






ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan & Elevations
5. HPRC Report
6. HARB Approval Letter
7. ZONE-6-15-9269



**Lot 3A, Stock Farm
5747 Guilford Place
New Construction
Zoning Map**

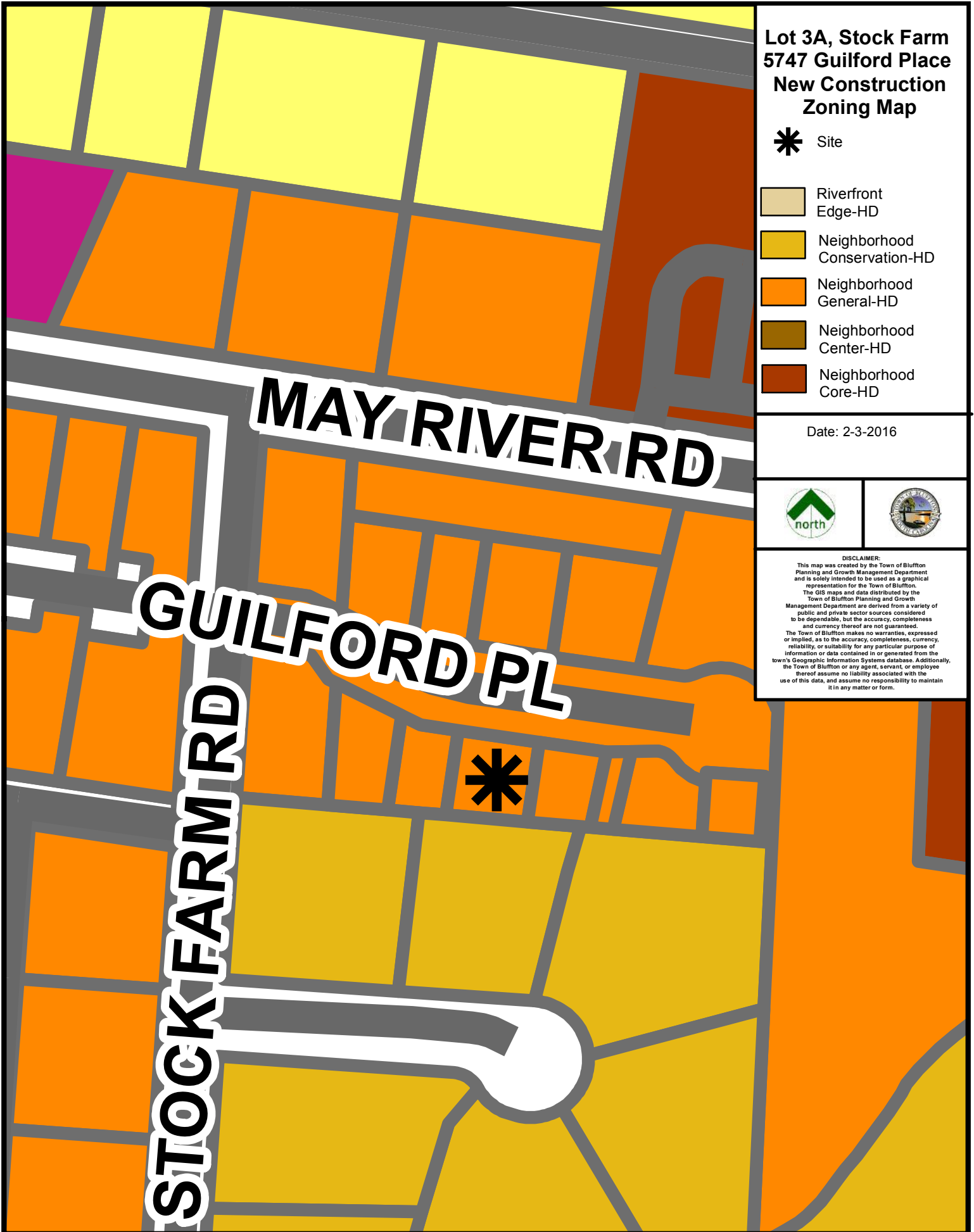
 Site

-  Riverfront
Edge-HD
-  Neighborhood
Conservation-HD
-  Neighborhood
General-HD
-  Neighborhood
Center-HD
-  Neighborhood
Core-HD

Date: 2-3-2016



DISCLAIMER:
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January 08, 2016

Lot 3A Guilford Place
Stock Farm

Narrative

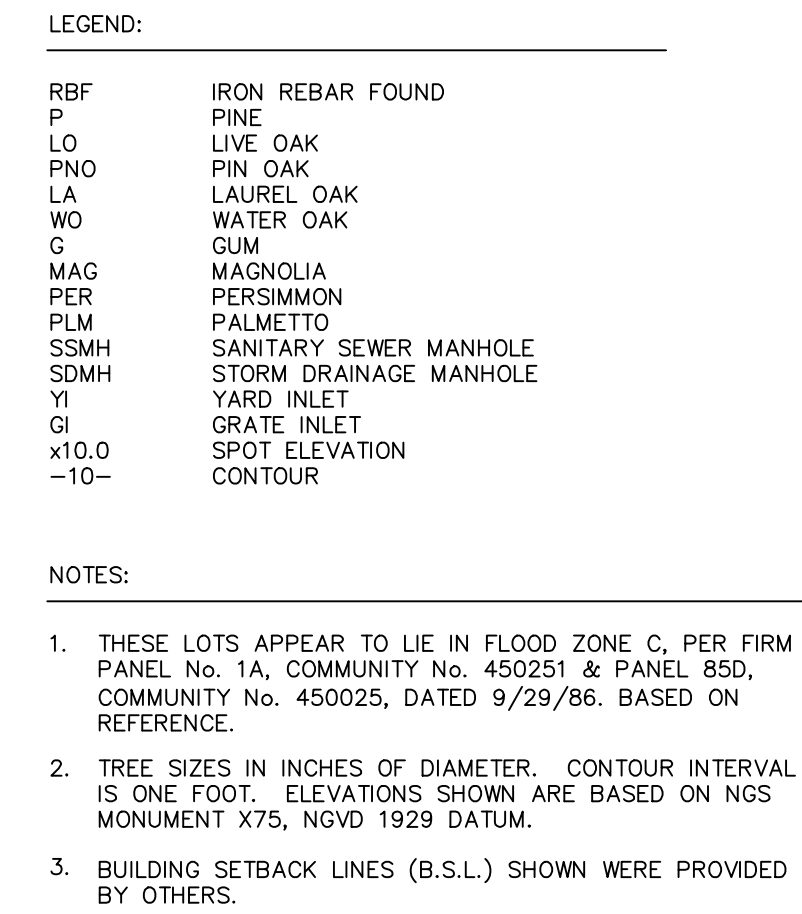
This property is located on Lot 3A Guilford Place in the Old Town Bluffton.

The project consists of a new Single Family Residence with 1,500 square feet. The building type is an additional building to the property, a Cottage building type. The property is located in the North Bluffton district. The Cottage will have Hardie Horizontal Siding, 4x4 Piers with Tabby Stucco Veneer. Due to the existing grade, the elevation in the front will be 36" above the side walk and the elevation will be approximately 54" above the sidewalk. The roof will be metal. The Garden Structure will be a simple 4 post structure with screening on three sides. Lot 2A and 3A will share a driveway. No additional parking will be required.

The building setbacks have been approved as per the Board of Commissioners.

Thank you for your consideration.

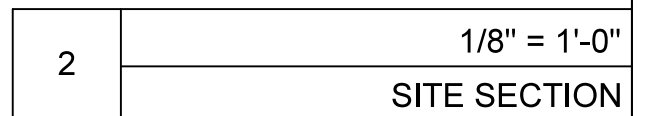
H. Pearce Scott, AIA



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1	1/8" = 1'-0"
	SITE PLAN



A001

PROJECT NO.	1535.03
DATE	01.08.16
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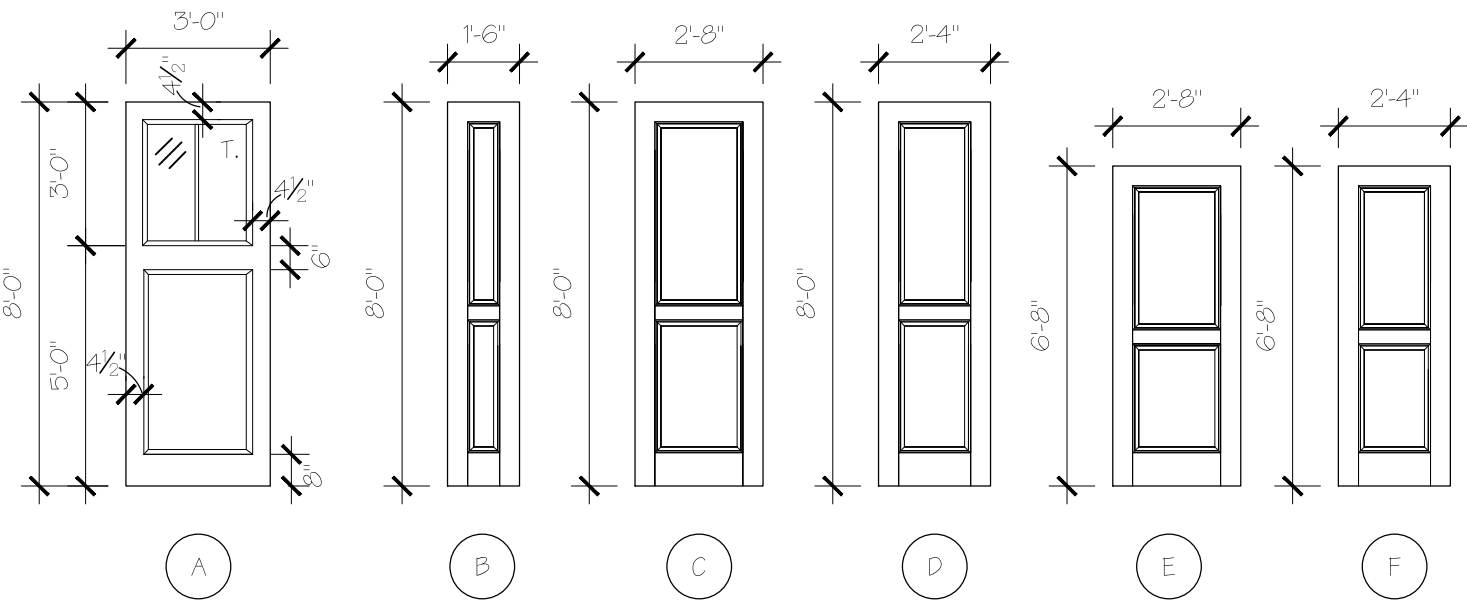
DOOR	ROOM NAME	TYPE	DESCRIPTION	NOMINAL DOOR SIZE	MANUF. / MATERIAL	DETAILS			REMARKS
						HEAD	SILL	JAMB	
101A	GREAT ROOM	A	EXTERIOR INSWING DOOR	3'-0" X 8'-0"	FIR	4/A003,SIM.	3/A003	6/A003,SIM.	2 LITE / 1 PANEL
101B	GREAT ROOM	A	EXTERIOR INSWING DOOR	3'-0" X 8'-0"	FIR	4/A003,SIM.	3/A003	6/A003,SIM.	2 LITE / 1 PANEL
101C	GREAT ROOM	C	INTERIOR MDF DOOR	2'-8" X 8'-0"					
101D	GREAT ROOM	B	PAIR INTERIOR MDF DOOR	(2) 1'-6" X 8'-0"					
103A	BEDROOM 1	C	INTERIOR MDF DOOR	2'-8" X 8'-0"					
103B	BEDROOM 1	D	INTERIOR MDF DOOR	2'-4" X 8'-0"					
104A	BATH 1	D	INTERIOR MDF DOOR	2'-4" X 8'-0"					
104B	BATH 1	D	INTERIOR MDF DOOR	2'-4" X 8'-0"					
201A	BEDROOM 2	E	INTERIOR MDF DOOR	2'-8" X 6'-8"					
201B	BEDROOM 2	F	INTERIOR MDF DOOR	2'-4" X 6'-8"					
202A	BEDROOM 3	E	INTERIOR MDF DOOR	2'-8" X 6'-8"					
202B	BEDROOM 3	E	INTERIOR MDF DOOR	2'-8" X 6'-8"					
203A	BATH 2	F	INTERIOR MDF DOOR	2'-4" X 6'-8"					
203B	BATH 2	F	INTERIOR MDF DOOR	2'-4" X 6'-8"					

NOTES:

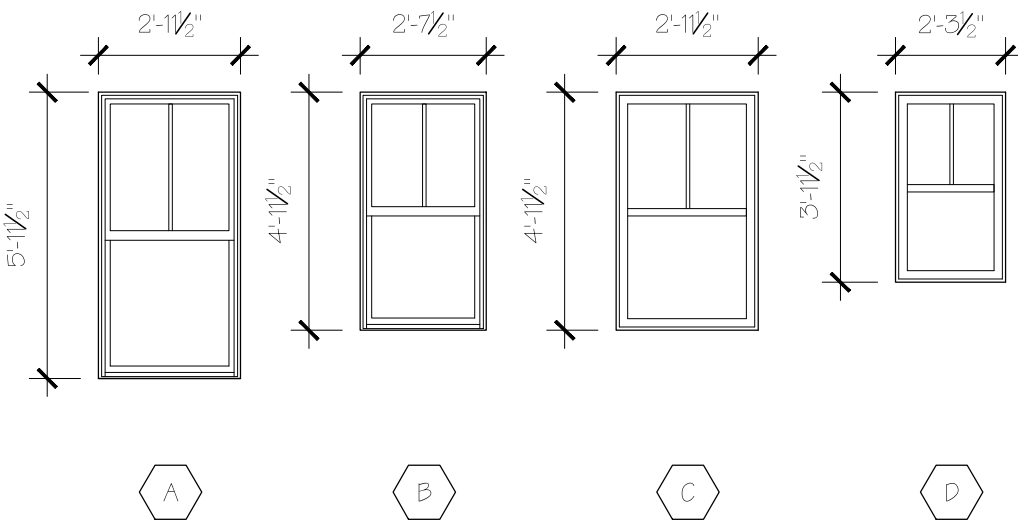
1. REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS INTERIOR AND EXTERIOR DOOR ROUGH OPENING REQUIREMENTS.

2. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE. SEE DOOR ELEVATIONS FOR LOCATIONS OF TEMPERED GLAZING IN DOORS.

3. DOOR STYLE TO BE SELECTED BY OWNER/CONTRACTOR.



1 1/4" = 1'-0" DOOR ELEVATIONS



2 1/4" = 1'-0" WINDOW ELEVATIONS

WINDOW TYPE	MODEL NO.	NOMINAL FRAME SIZE	MANUF.	LITE CONFIG.	DESCRIPTION	DETAILS			REMARKS
						HEAD	SILL	JAMB	
A	VDH3672	3'-0" X 6'-0"	JELD-WEN	2 OVER 1	DOUBLE HUNG	4/A003	5/A003	6/A003	MULL DETAIL 1/A003
B	VDH3260	2'-8" X 5'-0"	JELD-WEN	2 OVER 1	DOUBLE HUNG	4/A003	5/A003	6/A003	MULL DETAIL 1/A003
C *	VCMT3660	3'-0" X 5'-0"	JELD-WEN	2 OVER 1	CASEMENT	4/A003	5/A003	6/A003	MULL DETAIL 1/A003, OPERABLE / WIDE MUNTIN TO MATCH D.H. HORIZONTAL RAIL
D	VCMT2848	2'-4" X 4'-0"	JELD-WEN	2 OVER 1	CASEMENT	2/A003	5/A003	6/A003	MULL DETAIL 1/A003, OPERABLE / WIDE MUNTIN TO MATCH D.H. HORIZONTAL RAIL

NOTES:

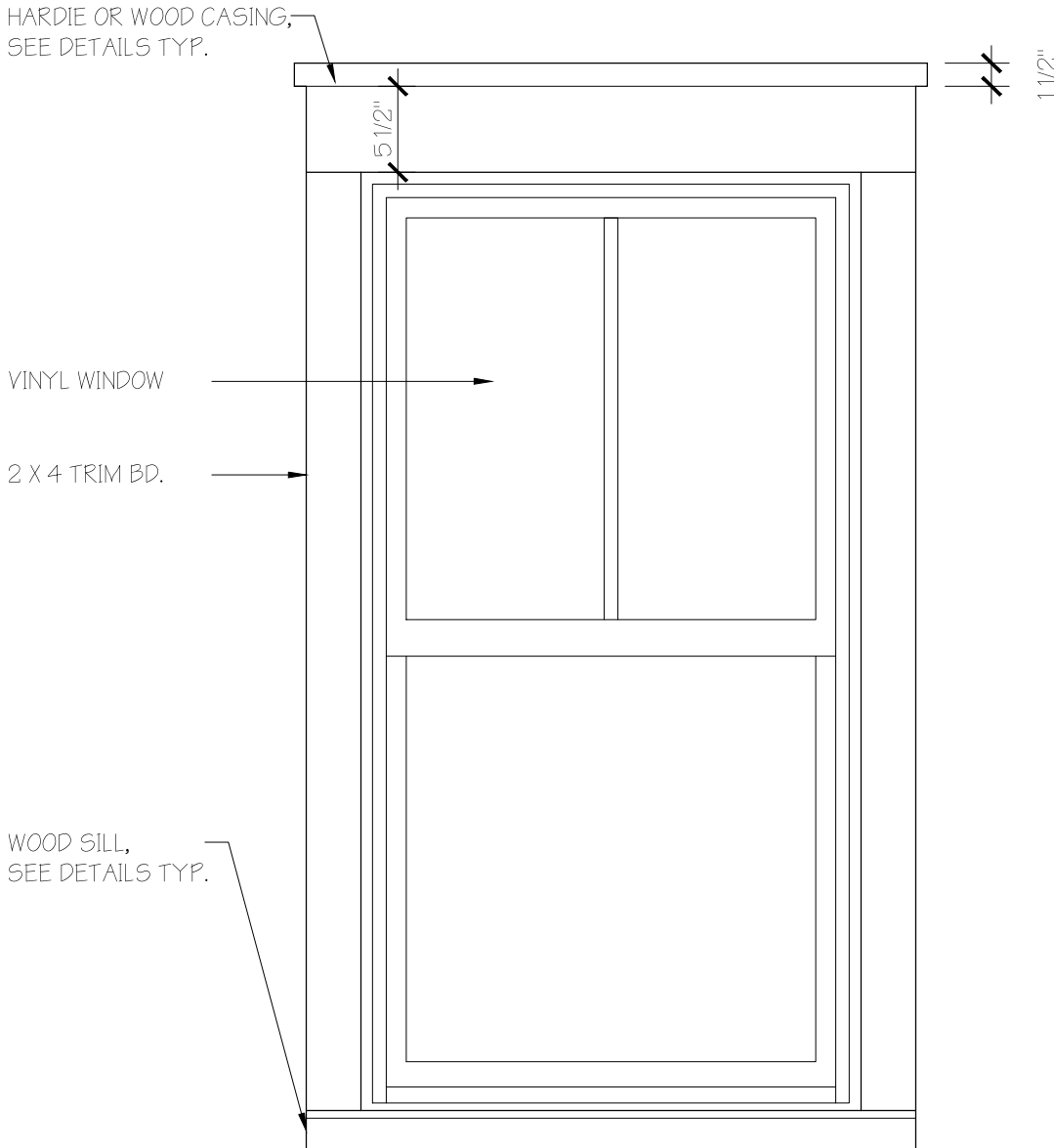
1. ALL WINDOWS TO BE IMPACT RESISTANT DOUBLE HUNG OR CASEMENT WINDOWS. ALL WINDOWS & DOORS TO HAVE SIMULATED DIVIDED LITES WITH SPACER BARS (SDLs).

2. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.

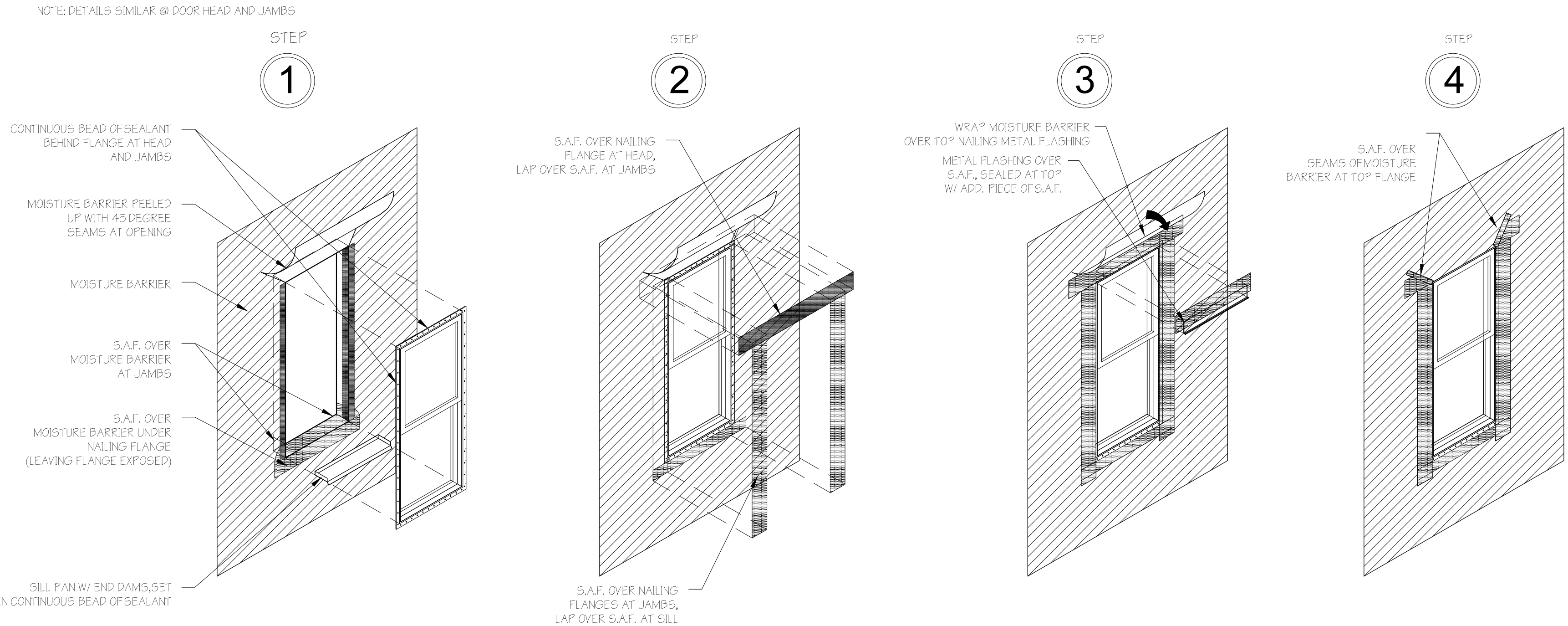
3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS EXTERIOR WINDOW ROUGH OPENING REQUIREMENTS.

4. * VERIFY THAT SELECT WINDOWS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.

5 NTS WINDOW SCHEDULE



3 1" = 1'-0" EXTERIOR WINDOW TRIM



6 1/4" = 1'-0" WINDOW + DOOR INSTALLATION, TYP.

NEW COTTAGE FOR:
EUGENE MARKS
LOT 3A GUILFORD PLACE - STOCK FARM
BLUFFTON, SC 29910

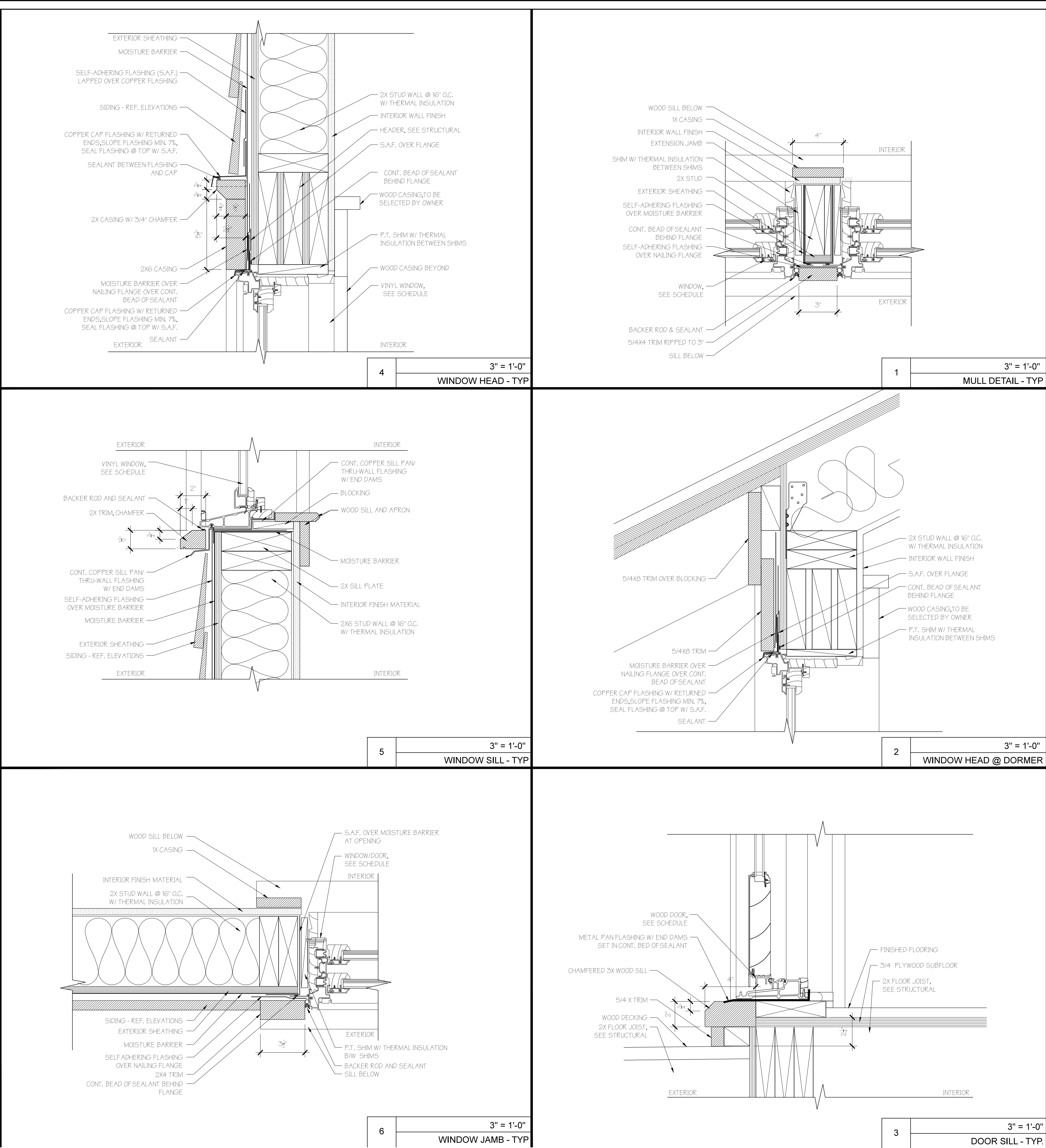
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843 837 5700

PROJECT NO. 1535.03
DATE 01.08.16
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WIN. & DOOR
SCHEDULES
SHEET NO.

A002



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WIN. & DOOR
DETAILS
SHEET NO.

A003

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ARCH. FOUND. &
FIRST FL. PLANS
SHEET NO.

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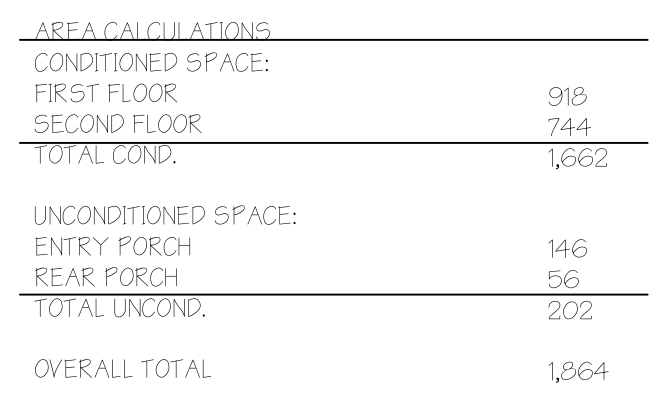
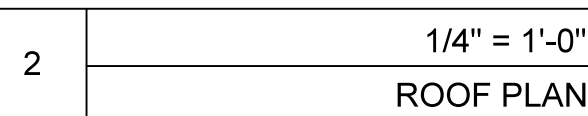
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SECOND FLR.
& ROOF PLANS
SHEET NO.

1/4" = 1'-0"

SECOND FLOOR PLAN



LEGEND

R&S: ROD AND SHELF
2X4: 2X4 STUD WALLS

1	1/4" = 1'-0"
	SECOND FLOOR PLAN



1 1/4" = 1'-0"
FRONT ELEVATION



2 1/4" = 1'-0"
REAR ELEVATION

NEW COTTAGE FOR:
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BLUFFTON, SC 29910

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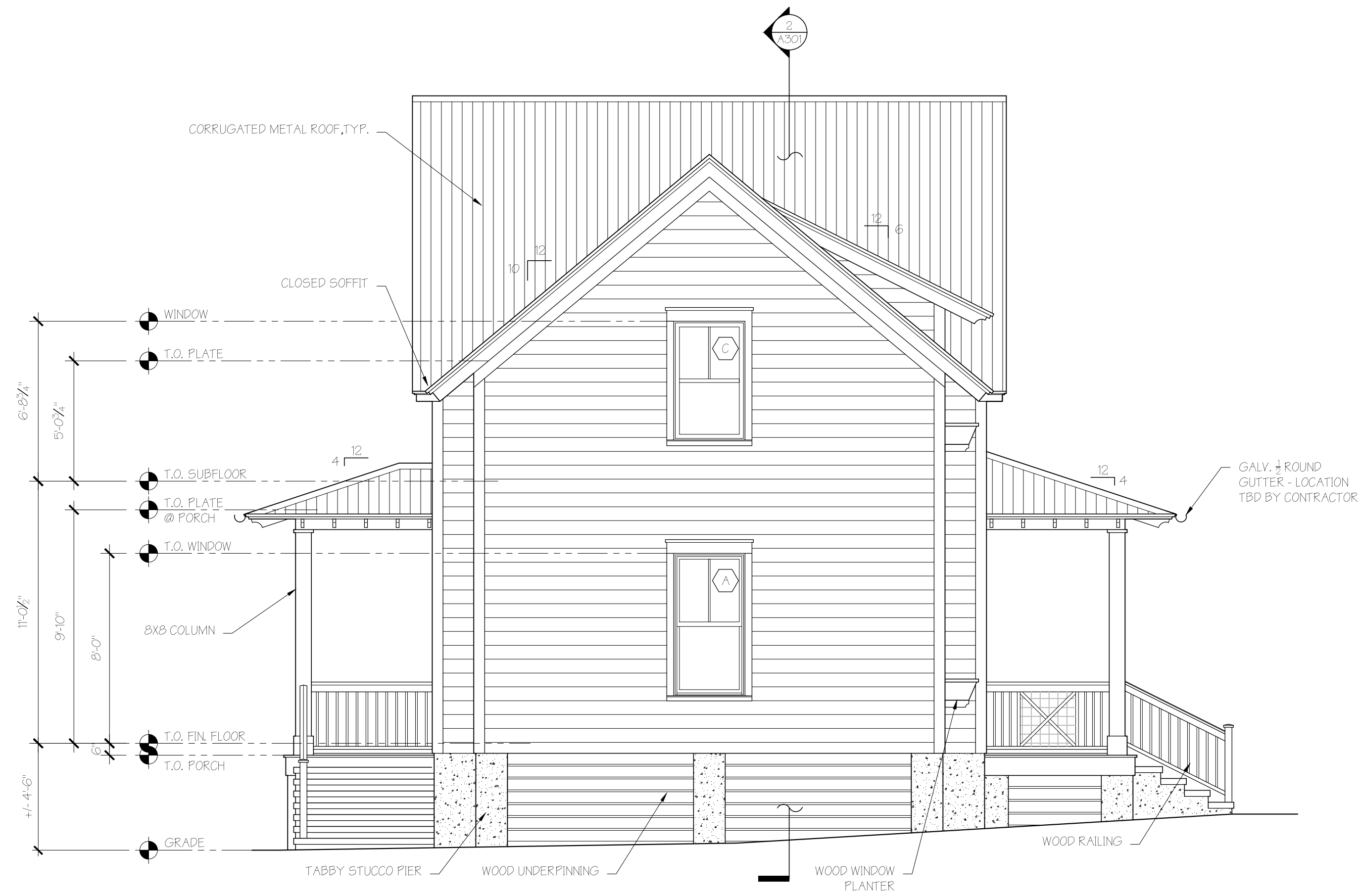
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EXTERIOR
ELEVATIONS
SHEET NO.

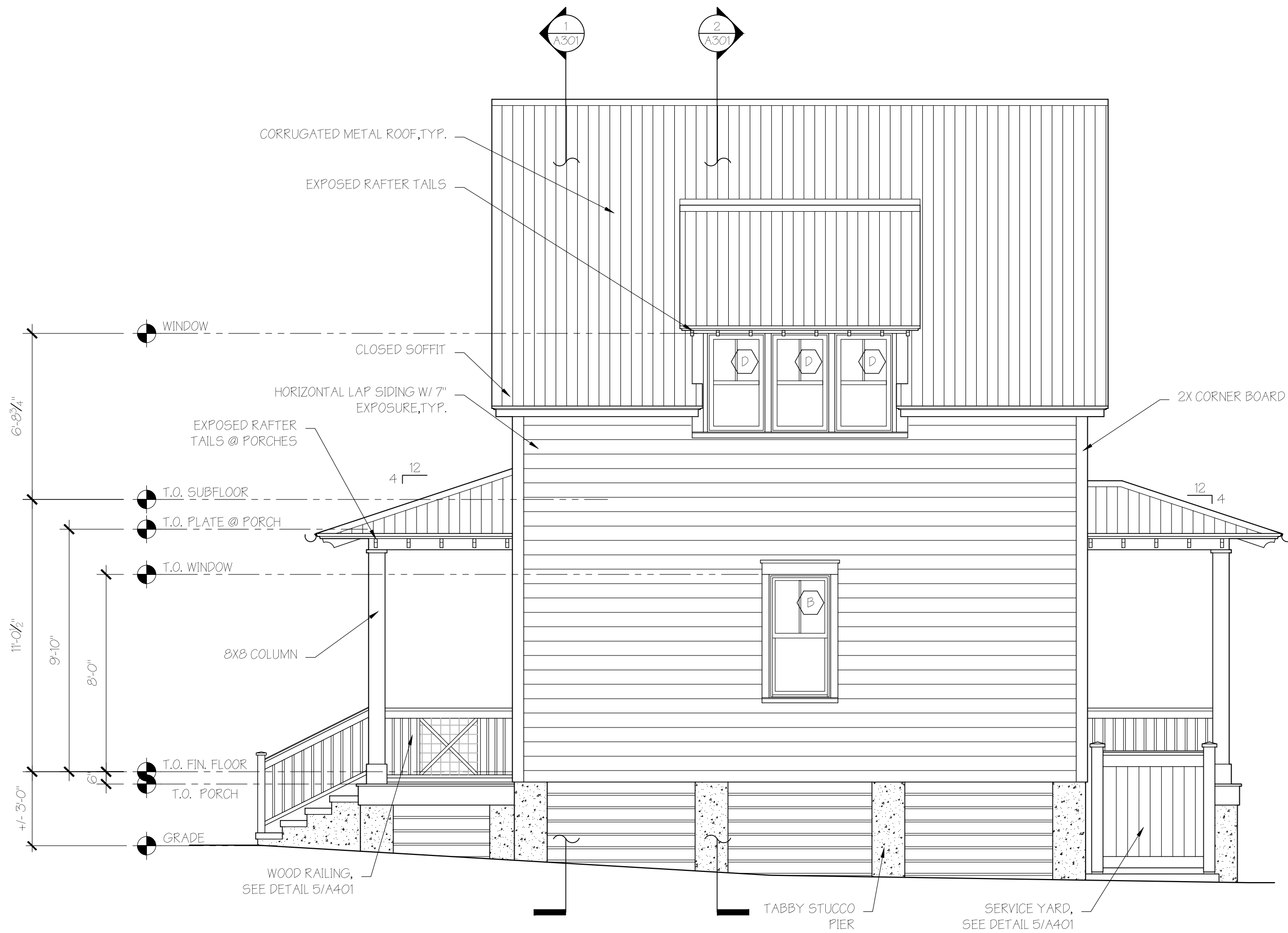
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1 1/4" = 1'-0"
LEFT SIDE ELEVATION



2 1/4" = 1'-0"
RIGHT SIDE ELEVATION

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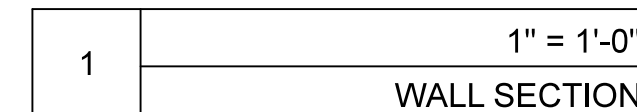
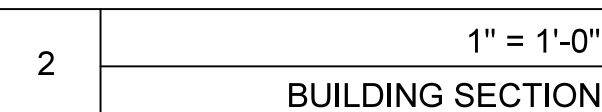
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WALL & BLDG.
SECTIONS

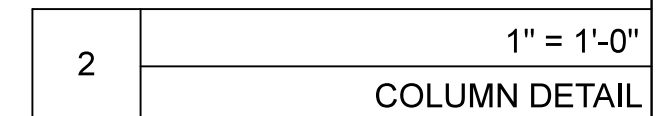
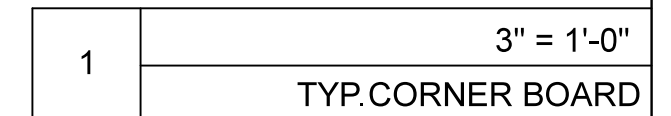
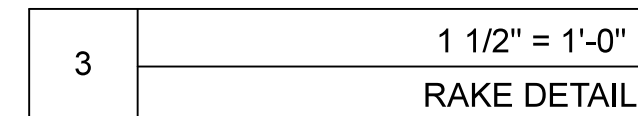
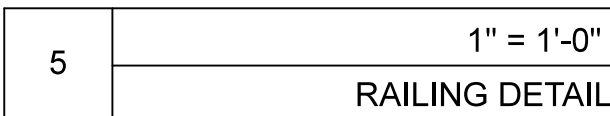
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	WALL SECTION

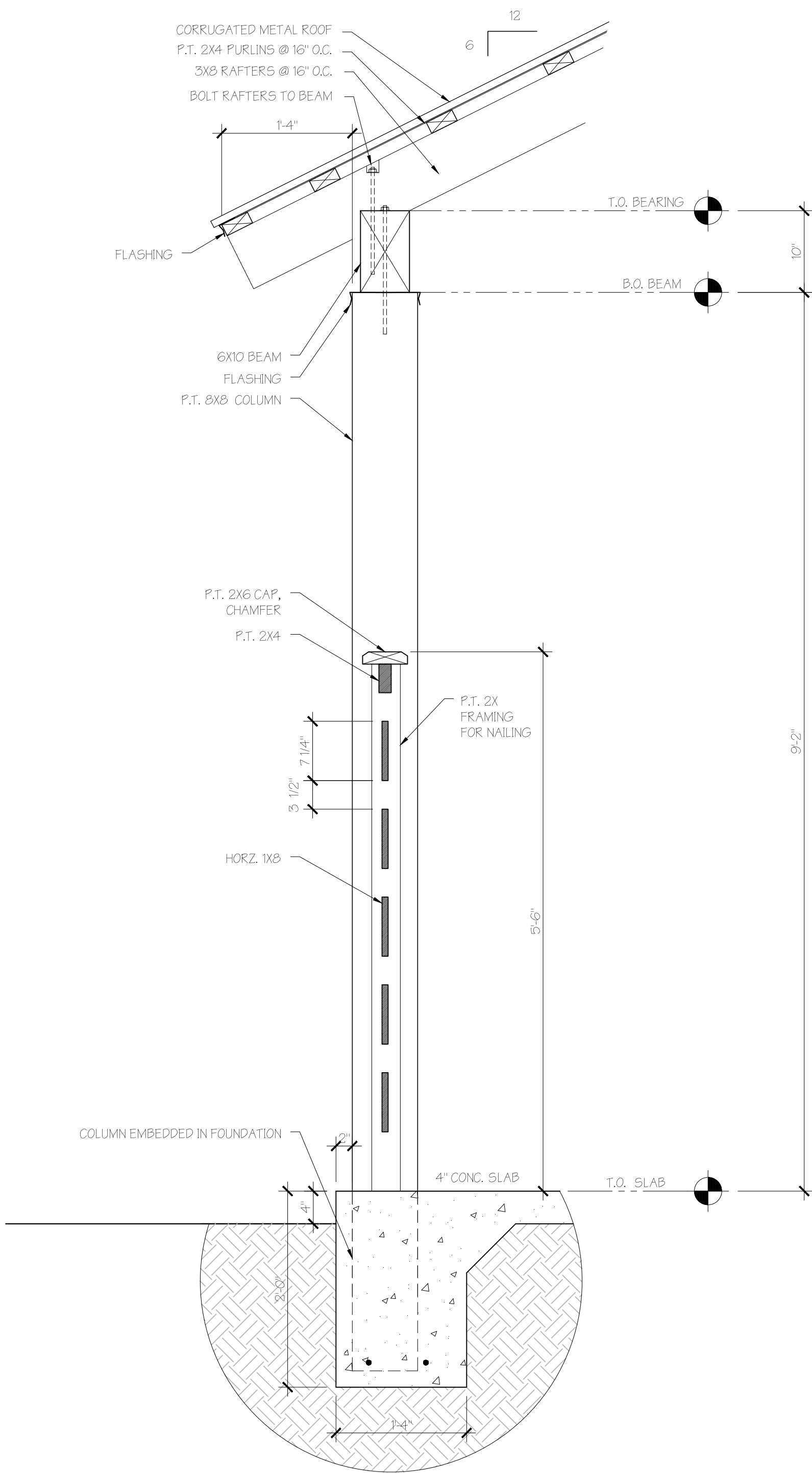


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BLUFFTON, SC 29910**

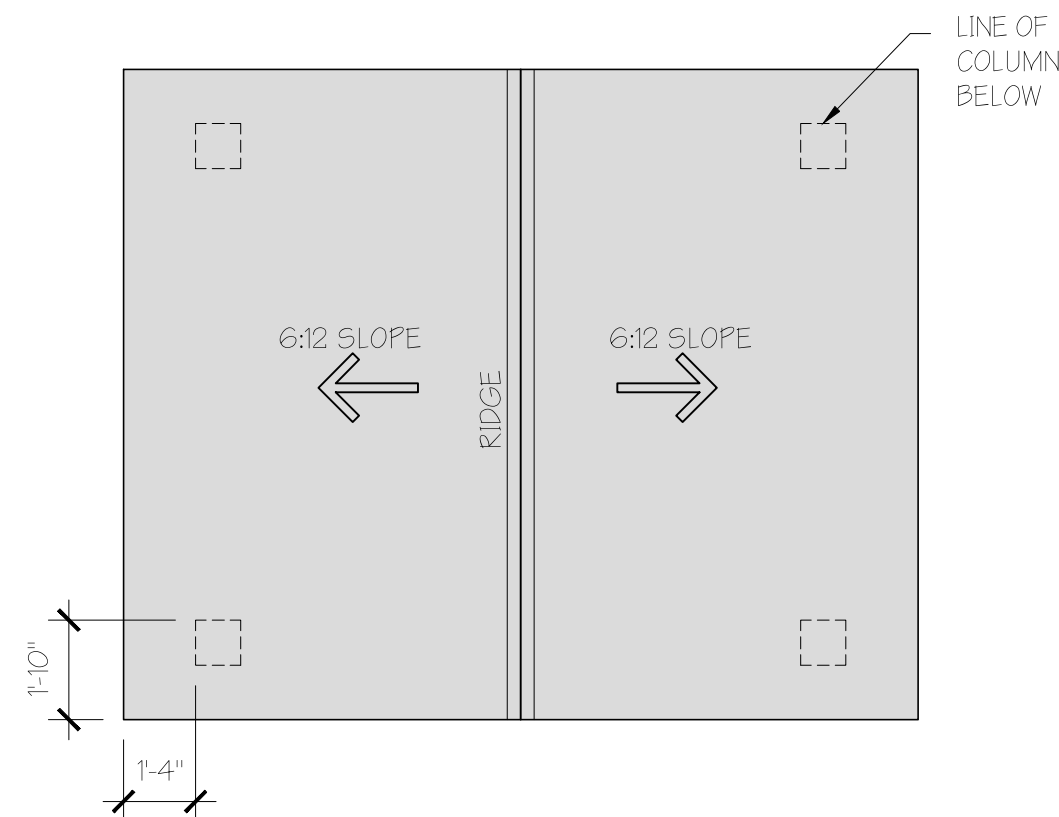
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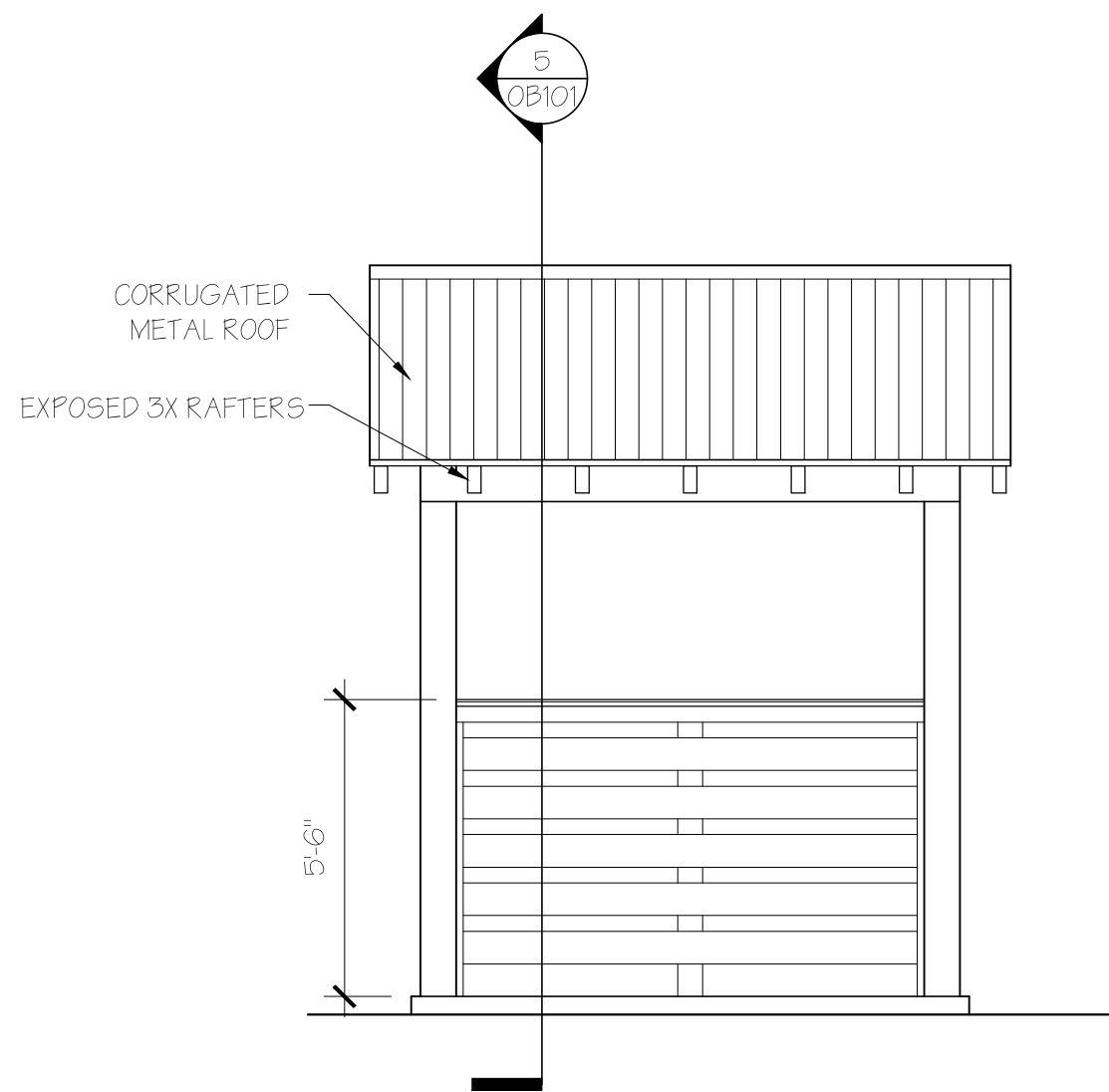




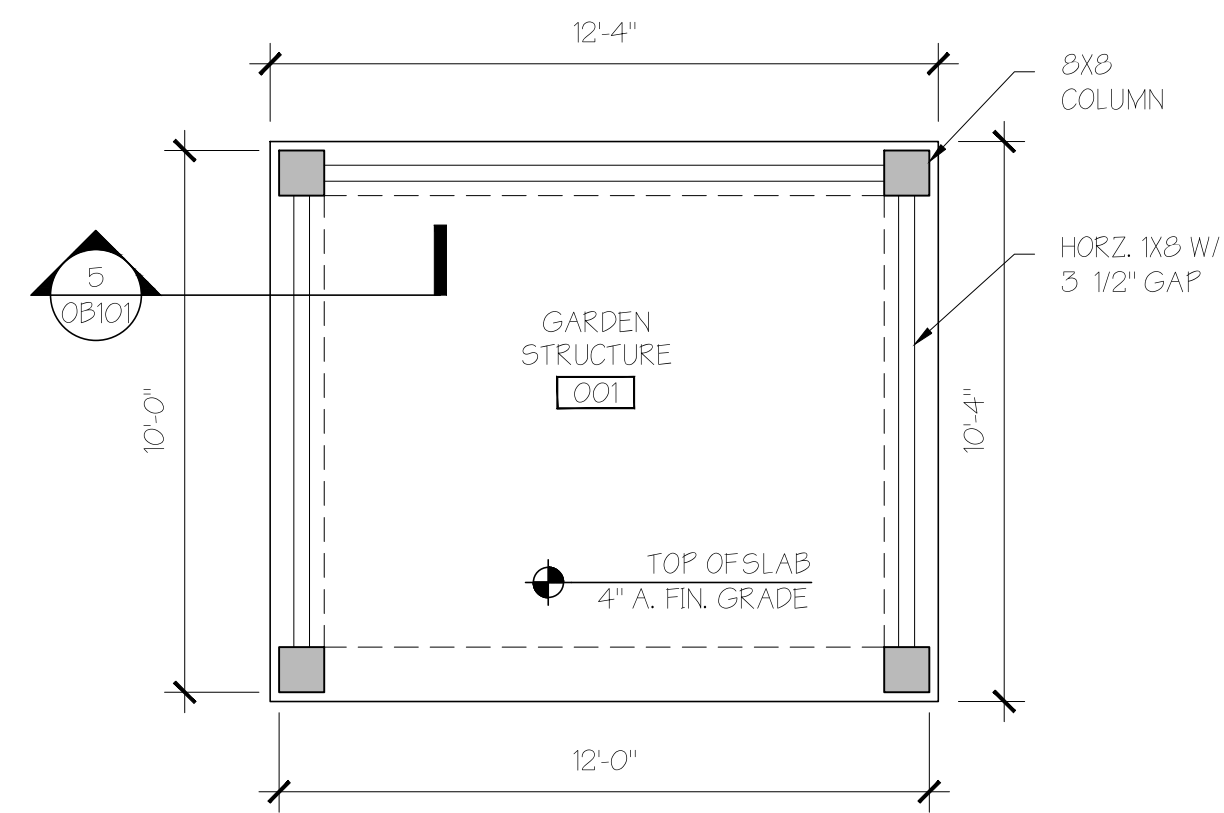
5 1" = 1'-0" WALL SECTION



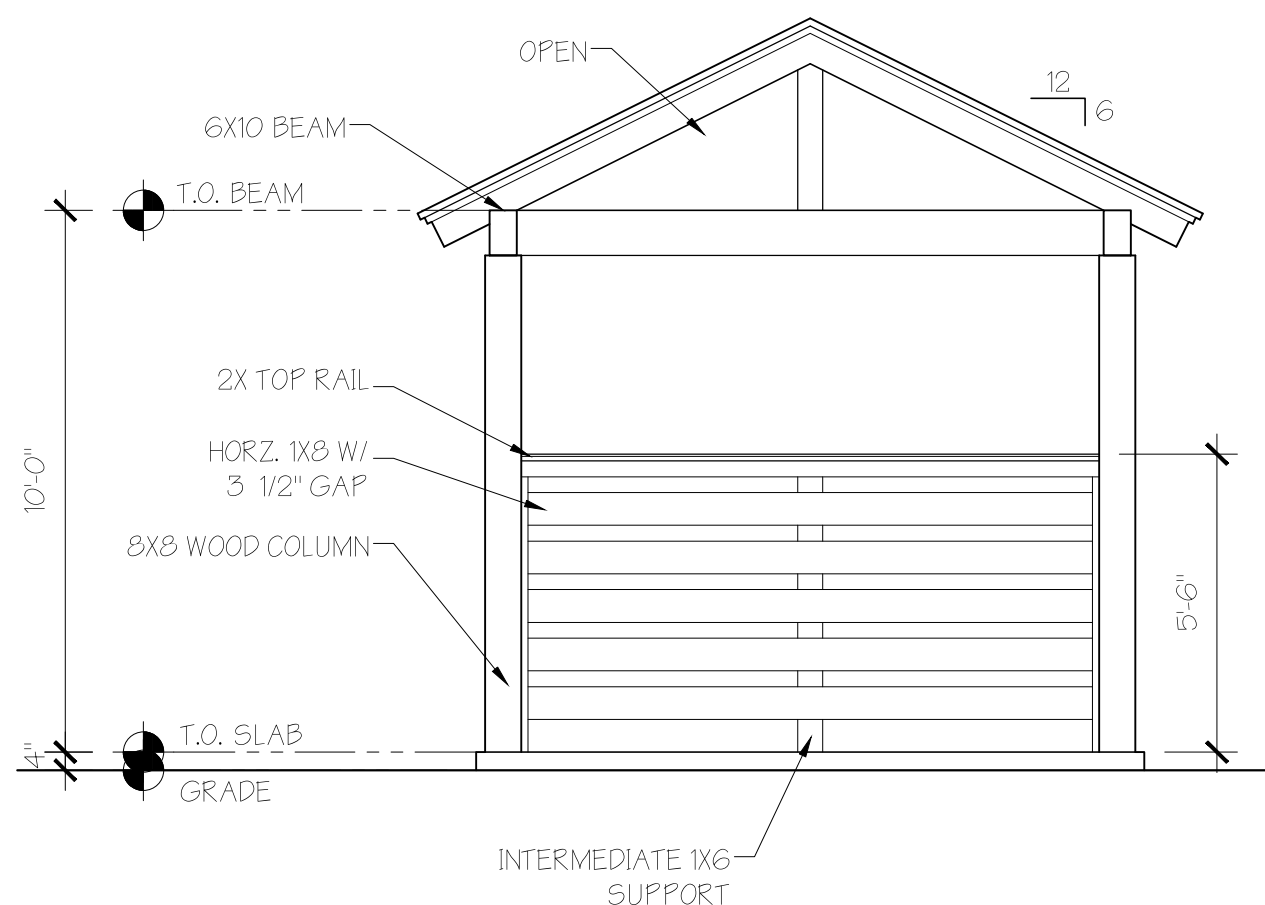
3 1/4" = 1'-0" ROOF PLAN



4 1/4" = 1'-0" SIDE ELEVATIONS



1 1/4" = 1'-0" FLOOR PLAN



2 1/4" = 1'-0" FRONT / REAR ELEVATION

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				01.08.16	DATE
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DATE	01.08.16
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GARDEN
STRUCTURE
SHEET NO.

OB101



PLAN REVIEW COMMENTS FOR COFA-10-15-009384

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 STOCK FARM

Plan Type: Historic District **Apply Date:** 10/19/2015
Plan Status: Active **Plan Address:** 5747 Guilford Pl
 BLUFFTON, SC 29910
Case Manager: Erin Schumacher **Plan PIN #:** R610 039 000 1534 0000
Plan Description: The Applicant is requesting a Certificate of Appropriateness for a two story single family residential.
STATUS: The application was reviewed at the October 26th HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the February 3rd meeting.

Staff Review (HD)

Submission #: 1 Received: 10/20/2015 Completed: 01/11/2016

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	01/11/2016	Dick Deuel	Approved with Conditions

Comments:

No Comments.

Engineering Department Review - HD	01/11/2016	Karen Jarrett	Approved with Conditions
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Comments:

1. There is not enough detail on this plan to determine where the drive is for the residence. There is a note which indicates there will be a shared drive. Shared drives are strongly supported. To assure the drives are accessible to both property owners, an access easement needs to be recorded. (UDO Section 5.7.4)
2. Provide more information on the location of the shared drive and the impact of the drive on the on-street parking along Guilford Place. Provide a site plan which fully depicts the shared drive and the access from Guilford Place to the shared drive. (UDO Section 5.7.4)
3. Provide additional information to clarify how the driver will maneuver his/her vehicle in and out of the driveway. Provide dimensions on the driveway to show how the driver will be able to exit the. While many residents back down driveways, it becomes more problematic when there is a turn and other vehicles are nearby. (UDO Section 5.7.4)

Growth Management Dept Review (HD)	01/11/2016	Katie Peterson	Approved with Conditions
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Comments:

1. As the project moves toward Final submittal, provide architectural details for the typical window, railing, corner board and water table trim, a section through the eave, details for the trellis above the window and a landscape plan as not enough information was provided in the submittal to review for conformance with the UDO (Applications Manual). Please also note, that a Town of Bluffton Tree Removal Permit is required for any tree 14" (DBH) or greater located on a single family lot and proposed for removal (UDO Section 3.22.2.A.).
3. Provide manufacturer's cut sheet or material sample for the Corrugated Metal roof faux louver and coated wire fabric material used on the porch (Application Checklist).
4. Provide plans for the Garden Structure (Application Checklist).
5. Recommendation: Consider the adding piers under the front porch to break up the massing of the Tabby Shell foundation (UDO Section 5.15.6.F.2.d).

HPRC Review	01/11/2016	Erin Schumacher	Approved with Conditions
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Comments:

1. Ensure that the full extent of the drawings are shown. It appears that a portion of the rafter on the left side elevation is cut off.

Comments:

9384

Addressing Review

10/21/2015

Theresa Thorsen

Approved

Comments:

No Comments.

Plan Review Case Notes:

STOCK FARM DEVELOPMENT, LLC
BOX 2570
BLUFFTON, SC 29910

20 January 2016

Erin Schumacher
Department of Growth management
Town of Bluffton
By Hand

Reference: Lots 1A-4A (Eugene Marks)—Stock Farm

The Habitat and Architectural Board (HARB) of Stock Farm has reviewed the plans for the residential structures on the lots referenced above. The Board considers the residential design and ancillary buildings meet the guidelines established by Stock Farm.

The plans reflect areas at which sidewalk cuts will be made to provide vehicular access to a particular lot. The HARB concurs in these modifications.

The HARB recommends the award of a Certificate of Appropriateness.

A handwritten signature in black ink, appearing to read "Emmett McCracken", with a stylized flourish at the end.

Emmett McCracken
Manager

**Order on Variance Application
Board of Zoning Appeals
Town of Bluffton, SC**



Permit Application No: ZONE-6-15-9269

Date Application Filed: 6/30/2015

Applicant(s): Pearce Scott Architects

Property Owner(s): Eugene Marks

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The Town of Bluffton Board of Zoning Appeals held a public hearing on July 21, 2015 to consider the appeal for a variance from the strict application of the zoning provisions as set forth in the Unified Development Ordinance for the following:

The Applicant requests several variances from the Town of Bluffton Unified Development Ordinance, Section 5.15.5.C, for property, which is identified by Beaufort County Tax Map Numbers R610-039-000-1531-0000, R610-039-000-1532-0000, R610-039-000-1533-0000, R610-039-000-1534-0000, R610-039-000-1535-0000 and R610-039-000-1536-0000 located on Guilford Place within the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. The specific variances requested to allow flexibility in building placement are as follows:

1. Reduce the Front Build-to Zone requirement, which ranges from 10-20 feet depending on the building type, to five feet;
2. Reduce the Rear Setback requirement, which ranges from 25-30 feet depending on the building type, to 15 feet; and
3. Reduce the Side Setback requirement, which ranges from 10-15 feet depending on the building type, to five feet.

After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions:

1. The Board concludes that Applicant ☒ **has** ☐ **does not have** an unnecessary hardship because there are extraordinary and exceptional conditions pertaining to the particular piece of property (Lots 1A-5A) based on the following findings of fact:

As detailed in the Board of Zoning Appeals Staff Report dated July 21, 2015, the following extraordinary and exceptional conditions exist resulting in an unnecessary hardship for the reasonable use and enjoyment of the property:

- A. The majority of the subject lots are undersized when compared to the other lots within the "Village Commercial District" (generally lots along May River Road and Guilford Place) within Stock Farm;
- B. Specifically, Lots 1A-5A contain conditions that may be considered peculiar especially as they are considered in relationship to other similar lots in the same district. These existing lot conditions complicate the options available for siting a dwelling unit; and
- C. The application of the Ordinance to this property would unreasonably restrict the utilization of the properties in a manner consistent with others in the Old Town Bluffton Historic District.

2. The Board concludes that these conditions ☐ do ☒ **do not** generally apply to other property in the vicinity based on the following finding of fact:

As detailed in the Board of Zoning Appeals Staff Report dated July 21, 2015, the following conditions only apply to these properties when compared to other properties in the vicinity:

- A. The existing conditions of some of the lots do not apply to other properties within the "Village Commercial" district;
- B. Lots 1A through 5A contain lot depths that are approximately 42% smaller than the average depth of other properties in the district;
- C. Lots 2A, 4A and 5A display lot widths that are approximately 20% smaller than the average width of other properties in the district; and
- D. Lots 1A-5A have lot areas that are approximately 45% smaller than the average lot area of other properties in the district.

3. The Board concludes that because of these conditions, the application of the Ordinance to the particular piece of property ☒ **would** ☐ **would not** effectively prohibit or unreasonably restrict the utilization of the properties based on the following findings of fact:

As detailed in the Board of Zoning Appeals Staff Report dated July 21, 2015, the following conditions exist resulting in the Ordinance unreasonably restricting the utilization of the properties:

- A. Lots 1A-5A contain conditions that may be considered peculiar especially as they are considered in relationship to other similar lots in the same district. These existing lot conditions complicate the options available for siting a dwelling unit; and
- B. The application of the Ordinance to this property would unreasonably restrict the utilization of the property in a manner consistent with others in the Old Town Bluffton Historic District.

4. The Board concludes that authorization of the variance ☐ **will** ☒ **will not** be of substantial detriment to adjacent property or to the public good, and the character of the district ☐ **will** ☒ **will not** be harmed by the granting of the variance based on the following findings of fact:

As detailed in the Board of Zoning Appeals Staff Report dated July 21, 2015, authorization of the variances will not be of substantial detriment to adjacent properties or to the public good, nor will the character of the district be harmed. The scale of the proposed buildable area is consistent with the existing and intended character of the neighborhood.

The Board, therefore, orders that the variance is:

- ☐ Denied
☐ Granted
☒ Granted, subject to the following condition(s):

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1. Side yard setbacks at 5 feet are granted for Lots 1A-5A;
2. Rear yard setbacks at 20 feet are granted for Lots 1A-5A;
3. A buffer in accordance with UDO Section 5.3.7.B.2&3 be implemented within the full width of the rear yard setback for Lots 1A-5A; and
4. No variances are granted for Lot 6A.

Attachments:

1. Board of Zoning Appeals Staff Report Dated July 21, 2015.

Approved by the Board by Majority Vote:

Date Order Issued: 07/21/15

A handwritten signature in blue ink, appearing to read "Michael Tripka", written over a horizontal line.

Michael Tripka, Chairman, Board of Zoning Appeals

A handwritten signature in blue ink, appearing to read "Rocio Rexrode", written over a horizontal line.

Rocio Rexrode, Secretary, Board of Zoning Appeals,
Growth Management Coordinator

Date mailed to parties in interest: 08/05/15

Notice of appeal to Circuit Court must be filed within 30 days after date this Order was mailed.